082.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	583,300 / 583,300
					USE VALUE:	583,300 / 583,300
					ASSESSED:	583,300 / 583,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O` SHAUGHNESSY MARIE F
Owner 2:	
Owner 3:	
Street 1:	56 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OSHAUGHNESSY BARRY/MARIE -
Owner 2:	-
Street 1:	56 BLOSSOM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,828 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2828.000	229,900		353,400	583,300
Total Card	0.065	229,900		353,400	583,300
Total Parcel	0.065	229,900		353,400	583,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.86 | /Parcel: 482.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51384

GIS Ref

GIS Ref

Insp Date 10/20/18

!6705!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,100	0	2,828.	353,400	583,500	583,500	Year End Roll	12/18/2019
2019	101	FV	202,100	0	2,828.	348,300	550,400	550,400	Year End Roll	1/3/2019
2018	101	FV	202,100	0	2,828.	267,600	469,700	469,700	Year End Roll	12/20/2017
2017	101	FV	202,100	0	2,828.	252,400	454,500	454,500	Year End Roll	1/3/2017
2016	101	FV	202,100	0	2,828.	232,200	434,300	434,300	Year End	1/4/2016
2015	101	FV	190,900	0	2,828.	217,100	408,000	408,000	Year End Roll	12/11/2014
2014	101	FV	190,900	0	2,828.	199,900	390,800	390,800	Year End Roll	12/16/2013
2013	101	FV	190,900	0	2,828.	199,900	390,800	390,800		12/13/2012

PRINT

Date	Time
12/10/20	21:25:58

LAST REV

Date	Time
05/04/20	14:32:43

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6705

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSHAUGHNESSY BA	12716-191		10/22/1974	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2001	67	Redo Kit	20,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	Mail Update	JO	Jenny O
10/20/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Inspected	163	PATRIOT
2/26/2009	Measured	189	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
8/7/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2828		Sq. Ft.	Site		0	70.	1.79	6									353,388						353,400	

Total AC/HA: 0.06492 | Total SF/SM: 2828 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 353,388 | Spl Credit | Total: 353,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	170.287
Other Features:	64425
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312385
Depreciation:	82470
Depreciated Total:	229916

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

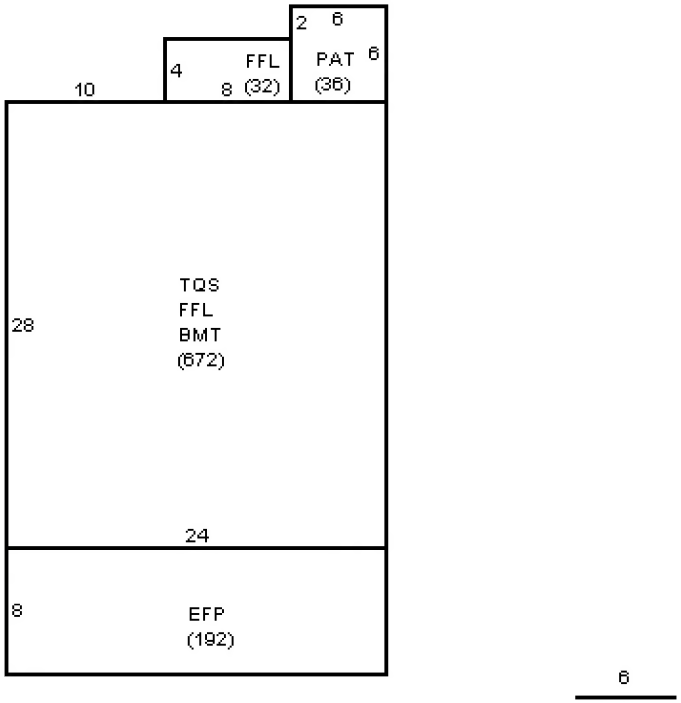
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.29
Special Features:	0	Val/Su Net:	109.06
Final Total:	229900	Val/Su SzAd	190.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	170.290	119,882
BMT	Basement	672	51.090	34,330
TQS	3/4 Story	504	170.290	85,825
EFP	Enclos Porch	192	40.170	7,714
PAT	Patio	36	5.820	210

Net Sketched Area:	2,108			Total:	247,961
Size Ad	1208	Gross Are	2276	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

082.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---